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TO: All News Media #08-06

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RE: Ohio's Home Sale Activity Report – December 2005

Home sales activity throughout Ohio reached record breaking levels in 2005, reports the Ohio Association of REALTORS®.

"Last year, the housing market within the Buckeye State attained an astonishing level of strength," said OAR President Darlene Breen. "We set a new standard of excellence in sales activity, average price and total dollar volume…a remarkable accomplishment."

"Ohioans took advantage of favorable interest rates and our excellent array of homes in all price categories to make the American Dream of homeownership a reality," Breen added. "Ohio's housing market has now set new sales records for a fifth consecutive year…an amazing accomplishment that firmly establishes real estate as the state's economic pillar of strength."

Statewide sales of new and existing homes (January through December) totaled 146,820, a 4.4 percent increase from the prior record of 140,618 sales posted in 2004.

The state's average sales price (January-December) of $156,677 marks a 3.3 percent increase from the $151,669 average posted in 2004. Total dollar volume set a new record of $23 billion, a 7.9 percent increase from the prior best of $21.3 billion posted during 2004.

Sales in December 2005 reached 10,225, mirroring the record 10,226 sales posted during the month the preceding year.

The 35,000-member Ohio Association of REALTORS®, the largest professional trade organization in the state, calculates its home sale figures based on statistics provided by the Multiple Listing Services (MLS) throughout Ohio. Participating MLSes include: Ashland, Athens, Cincinnati, Columbus, Centralized Real Estate Information Services, Dayton, Firelands, Greater Portsmouth, Heartland, Knox, Lancaster, Licking, Mansfield, Marion, Northern Ohio Regional Multiple Listing Service, Scioto Valley, Toledo, West Central, Western Regional Information Systems & Technology and Zanesville. The report reflects reported closings by MLSes, including new and existing single-family homes and condominiums/co-ops.

{NOTE: There might be a slight variance between the reported number of sales contained in this release and actual activity in the various markets due to OAR's early reporting requirement. Check with contacts in the particular market.)

Statewide Totals

	Sales	*Average Price*		*Sales*	*Average Price*
December '05	10,225	$153,926	Jan.-Dec. '05	146,820	$156,677
December '04	10,226	$150,665	Jan.-Dec. '04	140,618	$151,669
% Change	0.0%	2.2%	% Change	4.4%	3.3%

Local Market Activity Report

		December		January – December	
		Sales	Avg. Price	Sales	Avg. Price
Ashland	2005	35	$112,376	480	$112,844
	2004	40	$97,029	508	$104,262
	% of Change	-12.5%	15.8%	-5.5%	8.2%
Athens	2005	23	$116,904	404	$122,031
	2004	27	$134,021	386	$118,089
	% of Change	-14.8%	-12.8%	4.7%	3.3%
Cincinnati Area	2005	1,747	$178,468	26,512	$179,349
	2004	1,791	$174,968	25,521	$172,181
	% Change	-2.5%	2.0%	3.9%	4.2%
Columbus Area	2005	1,817	$173,782	26,366	$178,297
	2004	1,706	$166,588	25,533	$170,894
	% Change	6.5%	4.3%	3.3%	4.3%
Centralized Regional	2005	1,530	$133,414	21,192	$133,959
Information Systems	2004	1,715	$131,376	19,530	$132,167
	% Change	-10.8%	1.6%	8.5%	1.4%
(Summit, Portage, Trumbull, Stark, Mahoning, Columbiana, Carroll, Tuscarawas & Coshocton)					
Dayton Area	2005	937	$127,195	14,588	$136,376
	2004	857	$129,102	13,325	$133,180
	% Change	9.3%	-1.5%	9.5%	2.4%
Firelands	2005	169	$131,492	2,282	$141,505
	2004	160	$123,626	2,231	$132,435
	% Change	5.6%	6.4%	2.3%	6.8%
Greater Portsmouth	2005	47	$85,282	547	$91,599
	2004	22	$62,214	482	$79,084
	% Change	113.6%	37.1%	13.5%	15.8%
Heartland	2005	114	$117,435	1,615	$126,629
	2004	92	$119,939	1,549	$118,636
(Hancock County)	% Change	23.9%	-2.1%	4.3%	6.7%
Knox	2005	27	$114,578	722	$136,700
	2004	47	$144,518	682	$126,039
	% Change	-42.6%	-20.7%	5.9%	8.5%
Lancaster	2005	89	$137,274	1,091	$130,049
	2004	90	$129,326	1,056	$130,586
	% Change	-1.1%	6.1%	3.3%	-0.4%
Licking	2005	130	$145,415	1,294	$153,306
	2004	89	$140,640	1,361	$150,001
	% Change	46.1%	3.4%	-4.9%	2.2%
Mansfield	2005	91	$107,089	1,458	$109,315
	2004	84	$103,835	1,454	$102,122
	% Change	8.3%	3.1%	0.3%	7.0%
Marion	2005	50	$85,393	779	$94,159
	2004	75	$97,487	785	$88,826
	% Change	-33.3%	-12.4%	-0.8%	6.0%
Northern Ohio	2005	2,130	$175,073	29,099	$175,225
Regional MLS	2004	2,110	$174,282	28,006	$168,986
	% Change	0.9%	0.5%	3.9%	3.7%
(Cuyahoga, Lake, Geauga, Medina & Lorain)					
Scioto Valley	2005	98	$109,595	1,147	$105,517
	2004	80	$88,184	941	$113,273
	% Change	22.5%	24.3%	21.9%	-6.8%
Toledo Area	2005	625	$128,919	9,088	$133,816
	2004	618	$126,116	8,821	$133,384
	% Change	1.1%	2.2%	3.0%	0.3%
Wayne Holmes	2005	56	$135,919	721	$141,237
	2004	72	$128,575	861	$133,195
	% of Change	-22.2%	5.7%	-16.3%	6.0%
West Central/Lima	2005	106	$106,106	1,463	$102,739
	2004	123	$81,611	1,616	$96,487
	% Change	-13.8%	30.0%	-9.5%	6.5%
Western Regional	2005	324	$117,846	4,856	$115,510
Information Systems	2004	346	$105,372	4,790	$112,566
& Technology	% Change	-6.4%	11.8%	1.4%	2.6%
(Clark, Miami, Champaign, Logan, Shelby, Auglaize & Mercer)					
Zanesville	2005	80	$91,378	1,116	$105,116
	2004	82	$146,779	1,180	$106,983
	% of Change	-2.4%	-37.7%	-5.4%	-1.7%

For more information on home sales activity in a particular marketplace, contact one of the following Local Boards/Associations of REALTORS®:

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